



MLS 7127555 Commercial

\$1,100,000

16658 11th Street
Little Falls MN 56345

Status: Active

Description:

Rare opportunity to acquire a well-maintained, high-clearance industrial manufacturing facility on approximately 2.7 acres in the Little Falls North Bluff Business Park. Built in 2005, this steel-framed and steel-sided property offers excellent visibility from Highway 371, convenient access to Highways 10 and 371, substantial manufacturing infrastructure, loading capabilities, office space, and a large paved truck and trailer staging area. The property is well suited for manufacturing, plastics production, fabrication, assembly, warehousing, distribution, or other owner-user industrial operations. • Large paved parking lot w/ great truck-maneuvering, and trailer-staging area with capacity for $\pm$ eight full-size semi trailers, box trucks, or a combination of commercial vehicles • 16,500 square feet $\pm$ of total building area • 31' x 31' office area $\pm$ with front lobby, two private offices, half bath, & mechanical closet, • Main shop measures $\pm$ 200' x 75' interior w/ $\pm$ 23' ceiling height • Shop space divided into an East & West wing each w/ 100' x 75' production areas • Two shop restrooms and separate employee entrance • Upper-level employee breakroom and private office with windows overlooking the west production floor • Large industrial natural-gas service • Three-phase electrical w/ 600amp & 480volt service • Two dock-high loading doors 8'6" w x 9' h w/ dock-leveling lift/drop gates • One 14' x 14' grade-level overhead door • $\pm$ 1-inch compressed-air lines serving much of both East & West wings • Sale includes certain manufacturing equipment and personal property to include • Large 16'x16' rotational plastic molding system with powered access doors on opposing sides, supporting alternating mold preparation & production located in the west wing • Wide variety of rotational molds & production tooling providing a potential head start for a buyer seeking to resume or expand plastics manufacturing operations • Dedicated spray-foam injection area with Part A and Part B storage tanks and related equipment • Two 2-ton, 360-degree freestanding jib cranes, each $\pm$ 21 feet tall with an 18-foot reach in the west wing • One centrally located 1-ton jib crane in east wing 17 feet tall with a 12-foot reach • Three-phase screw-type air compressor • 8' metal shear/press system to cut & bend steel plate and sheet material up to 5/8" • Approximately 17 pallet-rack uprights, 50+ ten foot shelf beams, and a sufficient quantity of open metal-grating shelving • Large selection of fasteners/bolts/hardware/ & air tools Buyer and buyer's agent to verify all measurements, equipment condition, utility capacities, zoning, and permitted uses

Additional Details:

Year Built	2005
Lot Acres	2.74
Lot Dimensions	300x454

Taxes	\$22,038
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Basement: None Fuel: Natural Gas: Heat: Forced Air, Radiant Sewer: City Sewer/Connected water: City water - 11th Street

Driving Directions:

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Hwy 27 to 11th St Property is located on the east side of the road.



Call Affinity Real Estate

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